STATE OF TEXAS § COUNTY OF BRAZORIA §

NOW. THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EMPTOR ANGLETON, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Windrose Green Section 4, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS § COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion. but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS § COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner

Duly Authorized Agent

STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, \_\_\_\_,

Notary Public State of Texas

STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark D. Armstrong, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my supervicion.

I, Mark D. Armstrong, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Costello, Inc.

Mark D. Armstrong

Registered Professional Land Surveyor No. 5363

STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, A. Khoshakhlagh, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

A. Khoshakhlagh, P.E.

Professional Engineer No. 101133



APPROVED this \_\_\_\_\_ day of \_\_\_\_, 20\_\_\_, by the Planning and Zoning Commission, City of Angleton, Texas.

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this \_\_\_\_\_ \_\_\_ day of \_\_\_\_, 20\_\_, by the City Council, City of Angleton, Texas.

Mayor

City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_, City Secretary, City of Angleton, on behalf of the City.

Notary Public State of Texas

GENERAL NOTE:

"B.L." INDICATES BUILDING LINE.

"U.E." INDICATES UTILITY EASEMENT.

3.) "1' RES." INDICATES ONE FOOT RESERVE.

dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.

4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.

5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.

NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR. OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.

9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.

11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.

12.) ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.

VERTICAL DATUM: ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS\_1012 AND HCOG\_14012.

13.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435K, DATED DECEMBER 30, 2020 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

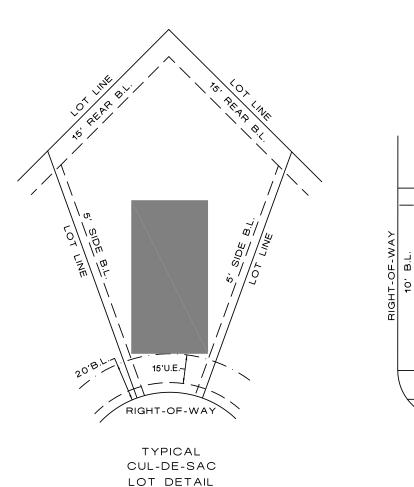
14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY COSTELLO. INC.

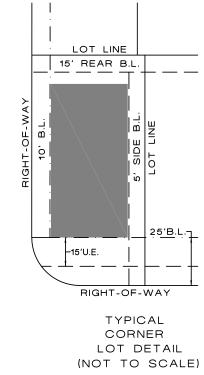
15.) COSTELLO, INC., TBPE FIRM REGISTRATION No. 280, TBPLS FIRM REGISTRATION No. 100486., IS A SUBCONSULTANT ONLY

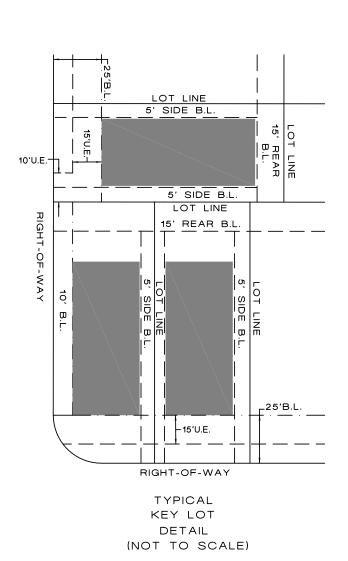
AND HAS NOT PREPARED THIS PRELIMINARY PLAT.

PROPOSED MONUMENTS TO BE SET BY COSTELLO, INC., UPON RECORDATION OF A FINAL PLAT.

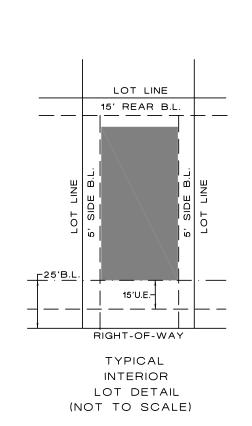
DETENTION PROVIDED FOR WINDROSE GREEN SECTION 4 HAS BEEN DEDICATED WITHIN WINDROSE GREEN SECTION 1.







(NOT TO SCALE)



1.) "B.L." INDICATES BUILDING LINE. 2.) "U.E." INDICATES UTILITY EASEMENT.

3.) "AC." INDICATES ACREAGE. 4.) "R.O.W." INDICATES RIGHT-OF-WAY.

5.) "P.O.B." INDICATES POINT OF BEGINNING.

6.) "FND" INDICATES FOUND. 7.) "IP" INDICATES IRON PIPE.

LEGEND:

8.) "IR" INDICATES IRON ROD.

9.) "VOL." INDICATES VOLUME. 10.) "PG." INDICATES PAGE.

11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY. 12.) "NO." INDICATES NUMBER.

13.) "CT." INDICATES COURT. 14.) "DR." INDICATES DRIVE.

15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY. 16.) " INDICATES STREET NAME CHANGE.

17.) " 1 " INDICATES BLOCK NUMBER.

18.) "A" INDICATES RESERVE NUMBER. 19.) "

50'R. " INDICATES 50' CUL-D-SAC RADIUS. A PRELIMINARY PLAT OF

# WINDROSE GREEN **SECTION FOUR**

BEING 13.54± ACRES OF LAND CONTAINING 65 LOTS (50' X 120' TYP.) AND TWO RESERVES IN THREE BLOCKS.

T.S. LEE SURVEY, A-318 **BRAZORIA COUNTY, TEXAS** 

OWNER: **EMPTOR ANGLETON, LLC** 9950 WESTPARK DR. #285 **HOUSTON, TEXAS 77063** 

2107 CITYWEST BLVD., 3RD FLOOR **HOUSTON, TEXAS 77042 TBPE FIRM REGISTRATION NO. 280 TBPLS FIRM REGISTRATION NO. 100486** SCALE: 1" = 100' 100 200

COSTELLO, INC.

**ENGINEER/SURVEYOR:** 



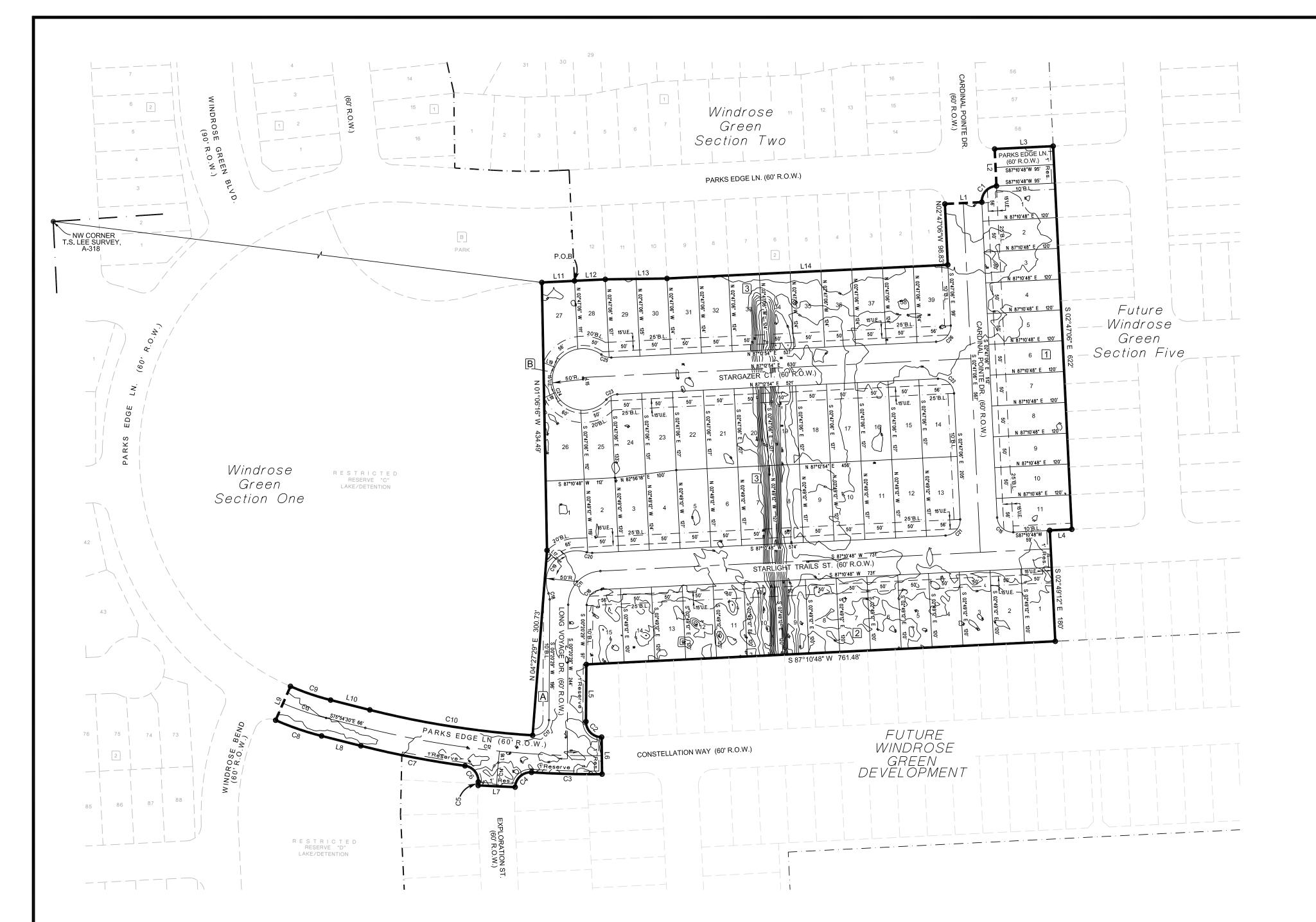
JULY 05, 2023

PAGE: 1 OF 2

MTA-56002

DISCLAIMER AND LIMITED WARRANTY

THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

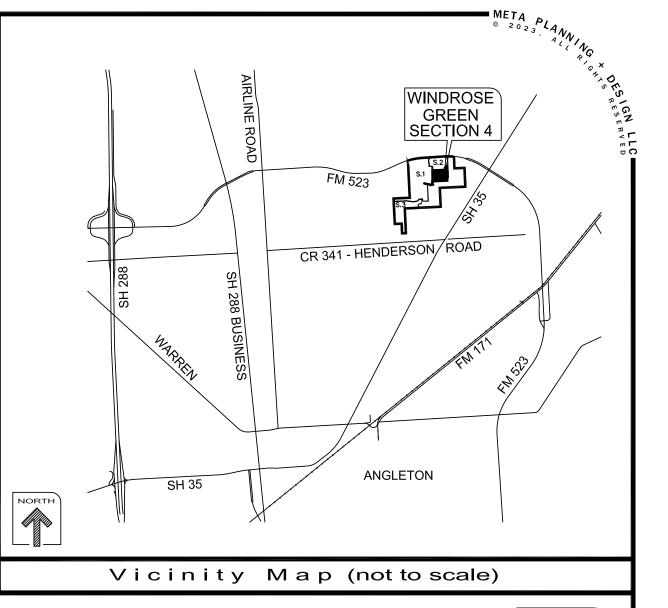


### METES AND BOUNDS DESCRIPTION

Being a 13.54-acre tract of land located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas; said 13.54-acre tract being a part of a called 154.6-acre tract of land recorded in the name of Emptor Angleton, LLC. in File No. 2020013621 of the Official Public Records of Brazoria County (O.P.R.B.C.); said 13.54-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983, South Central Zone): Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southeast corner of Reserve "B" of Windrose Green Section One, a subdivision recorded in Plat number 2021062480 of the Brazoria County Plat Records;

### Thence, through aforesaid 154.6-acre tract, the following twenty-one (21) courses:

- 1. North 87 degrees 10 minutes 48 seconds East, a distance of 50.00 feet;
- 2. North 89 degrees 13 minutes 19 seconds East, a distance of 100.06 feet;
- 3. North 87 degrees 12 minutes 54 seconds East, a distance of 456.00 feet;
- 4. North 02 degrees 47 minutes 06 seconds West, a distance of 98.83 feet;
- 5. North 87 degrees 12 minutes 54 seconds East, a distance of 60.00 feet;
- 6. 39.39 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 16 minutes 22 seconds, a radius of 25.00 feet and a chord that bears North 42 degrees 11 minutes 51 seconds East, a distance of 35.44 feet;
- 7. North 02 degrees 49 minutes 12 seconds West, a distance of 60.00 feet;
- 8. North 87 degrees 10 minutes 48 seconds East, a distance of 94.98 feet;
- 9. South 02 degrees 47 minutes 06 seconds East, a distance of 622.00 feet;
- 10. South 87 degrees 10 minutes 48 seconds West, a distance of 35.68 feet;
- 11. South 02 degrees 49 minutes 12 seconds East, a distance of 180.00 feet;
- 12. South 87 degrees 10 minutes 48 seconds West, a distance of 761.48 feet;
- 13. South 00 degrees 20 minutes 29 seconds West, a distance of 92.78 feet;
- 14. 39.73 feet along the arc of a curve to the left, said curve having a central angle of 91 degrees 02 minutes 37 seconds, a radius of 25.00 feet and a chord that bears South 45 degrees 10 minutes 49 seconds East, a distance of 35.68 feet;
- 15. South 00 degrees 42 minutes 08 seconds East, a distance of 60.00 feet;
- 16. 114.52 feet along the arc of a curve to the right, said curve having a central angle of 04 degrees 17 minutes 19 seconds, a radius of 1,530.00 feet and a chord that bears North 88 degrees 33 minutes 28 seconds West, a distance of 114.50 feet;
- 17. 39.75 feet along the arc of a curve to the left, said curve having a central angle of 91 degrees 05 minutes 28 seconds, a radius of 25.00 feet and a chord that bears South 48 degrees 02 minutes 27 seconds West, a distance of 35.69 feet;
- 18. North 87 degrees 30 minutes 17 seconds West, a distance of 60.00 feet;
- 19. 5.80 feet along the arc of a curve to the right, said curve having a central angle of 00 degrees 27 minutes 18 seconds, a radius of 730.00 feet and a chord that bears North 02 degrees 43 minutes 22 seconds East, a distance of 5.80 feet;
- 20. 37.22 feet along the arc of a curve to the left, said curve having a central angle of 85 degrees 18 minutes 17 seconds, a radius of 25.00 feet and a chord that bears
- 21. 102.89 feet along the arc of a curve to the right passing the northeast corner of Reserve "D" of aforesaid Windrose Green Section One, in all, a total distance of 172.13 feet along the arc of said curve to the right, said curve having a central angle of 06 degrees 26 minutes 46 seconds, a radius of 1,530.00 feet and a chord that bears North 79 degrees 07 minutes 53 seconds West, a distance of 172.04 feet;
- 22. Thence, with the north line of said Reserve "D", North 75 degrees 54 minutes 30 seconds West, a distance of 65.58 feet; 23. Thence, continuing with the north line of said Reserve "D", 78.89 feet along the arc of a curve to the right, said curve having a central angle of 09 degrees 37 minutes 04 seconds, a radius of 470.00 feet and a chord that bears North 71 degrees 05 minutes 58 seconds West, a distance of 78.80 feet to the southerly end of the easterly terminus line of Parks Edge Lane (60.00 feet wide);
- 24. Thence, with said terminus line of Parks Edge Lane, North 23 degrees 42 minutes 33 seconds East, a distance of 60.00 feet to the northerly end of said terminus line, same being the south line of Reserve "C" of said Windrose Green Section One; Thence, with the southerly and easterly lines of said Reserve "C", the following five (5) courses:
- 25. 68.82 feet along the arc of a curve to the left, said curve having a central angle of 09 degrees 37 minutes 04 seconds, a radius of 410.00 feet and a chord that bears South 71 degrees 05 minutes 58 seconds East, a distance of 68.74 feet;
- 26. South 75 degrees 54 minutes 30 seconds East, a distance of 65.58 feet;
- 27. 267.60 feet along the arc of a curve to the left, said curve having a central angle of 10 degrees 25 minutes 49 seconds, a radius of 1,470.00 feet and a chord that bears South 81 degrees 07 minutes 25 seconds East, a distance of 267.23 feet;
- 28. North 04 degrees 27 minutes 29 seconds East, a distance of 300.73 feet;
- 29. North 01 degrees 06 minutes 16 seconds West, at a distance of 431.30 feet passing the northeast corner of said Reserve "C" and an interior corner of aforesaid Reserve "B", in all, a total distance of distance of 434.49 feet to an interior corner of aforesaid Reserve "B";
- 13.54 acres of land.





LAND USE TABLE							
RESERVE	ACREAGE	LAND USE					
A	0.10	LANDSCAPE/ OPEN SPACE					
В	0.02	LANDSCAPE/ OPEN SPACE					

#### LINE TABLE LINE DISTANCE BEARING 60.00' N 02°49'12" W L3 94.98' N 87°10'48" E 35.68' N 87°10'48" E 92.78' N 00°20'29" E 60.00' S 00°42'08" E 60.00' N 87°30'17" W L8 65.58' N 75°54'30" W 60.00' N 23°42'33" E 65.58' S 75°54'30" E 53.01' S 87°10'48" W 50.00' S 87°10'48" W L13 100.06' N 89°13'19" E L14 456.00' S 87°12'54" W 3.12' S 02°47'06" E 18.50' S 05°38'58" W L16 20.00' N 43°58'44" W 20.00' S 64°39'42" W 20.00' N 66°52'15" W

CURVE TABLE								
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH			
C1	25.00'	90°16'22"	39.39'	N 42°11'51" E	35.44'			
C2	25.00'	91°02'37"	39.73'	N 45°10'49" W	35.68'			
C3	1530.00'	04°17'19"	114.52'	S 88°33'28" E	114.50'			
C4	25.00'	91°05'28"	39.75'	S 48°02'27" W	35.69'			
C5	730.00'	00°27'18"	5.80'	N 02°43'22" E	5.80'			
C6	25.00'	85°18'17"	37.22'	N 39°42'08" W	33.88'			
C7	1530.00'	06°26'46"	172.13'	N 79°07'53" W	172.04'			
C8	470.00'	09°37'04"	78.89'	N 71°05'58" W	78.80'			
C9	410.00'	09°37'04"	68.82'	N 71°05'58" W	68.74'			
C10	1470.00'	10°25'49"	267.60'	S 81°07'25" E	267.23'			
C11	55.00'	86°50'19"	83.36'	S 43°45'39" W	75.61'			
C12	1500.00'	14°47'38"	387.30'	N 83°18'19" W	386.23'			
C13	440.00'	09°37'04"	73.86'	S 71°05'58" E	73.77'			
C14	700.00'	03°09'15"	38.54'	S 04°04'20" W	38.53'			
C15	25.00'	90°02'06"	39.29'	S 47°48'09" E	35.37'			
C16	25.00'	86°50'19"	37.89'	S 43°45'39" W	34.37'			
C17	25.00'	93°19'11"	40.72'	S 47°00'05" W	36.36'			
C18	25.00'	22°58'48"	10.03'	S 11°08'55" E	9.96'			
C19	50.00'	130°51'29"	114.20'	N 42°47'26" E	90.94'			
C20	25.00'	21°02'22"	9.18'	N 82°18'01" W	9.13'			
C21	25.00'	89°57'54"	39.25'	N 42°11'51" E	35.34'			
C22	25.00'	90°00'00"	39.27'	S 47°47'06" E	35.36'			
C23	25.00'	46°13'40"	20.17'	S 64°06'04" W	19.63'			
C24	50.00'	265°26'03"	231.64'	N 06°17'45" W	73.47'			
C25	25.00'	39°12'23"	17.11'	S 73°10'54" E	16.78'			

C26 25.00' 90°00'00" 39.27' N 42°12'54" E 35.36'

оск	1	BLOCK	BLOCK 2		BLOCK 3	
T 1	6,586	LOT 1	6,000	L	OT 1	7,591
T 2	6,000	LOT 2	6,000	L	OT 2	5,997
Т 3	6,000	LOT 3	6,000	L	от з	6,092
T 4	6,000	LOT 4	6,000	L	OT 4	6,278
T 5	6,000	LOT 5	6,000	L	OT 5	6,370
T 6	6,000	LOT 6	6,000	L	OT 6	6,368
T 7	6,000	LOT 7	6,000	L	OT 7	6,367
T 8	6,000	LOT 8	6,000	L	8 TC	6,365
Т9	6,000	LOT 9	6,000	L	OT 9	6,364
T 10	6,000	LOT 10	6,000	LC	OT 10	6,362
T 11	6,585	LOT 11	6,000	L	OT 11	6,361
		LOT 12	6,000	LC	OT 12	6,359
		LOT 13	6,000	LC	OT 13	6,990
		LOT 14	6,000	LC	OT 14	6,999
		LOT 15	6,862	LC	OT 15	6,365
				LC	OT 16	6,365
				LC	OT 17	6,365
				LC	OT 18	6,365
				LC	OT 19	6,365
				LC	T 20	6,365
				LC	OT 21	6,369
				LC	OT 22	6,369
				LC	OT 23	6,462
				LC	OT 24	6,642
				LC	OT 25	5,905
				LC	OT 26	7,699
				LC	OT 27	6,800
				LC	OT 28	5,803
				LC	OT 29	6,312
				LC	T 30	6,225
				LC	OT 31	6,181
				LC	OT 32	6,181
				LC	T 33	6,181
				LC	OT 34	6,181
				LC	OT 35	6,181
				LC	OT 36	6,181
				LC	OT 37	6,181
				LC	T 38	6,181

A PRELIMINARY PLAT OF

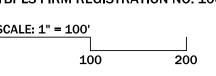
## WINDROSE GREEN **SECTION FOUR**

BEING 13.54± ACRES OF LAND CONTAINING 65 LOTS (50' X 120' TYP.) AND TWO RESERVES IN THREE BLOCKS.

OUT of THE T.S. LEE SURVEY, A-318 **BRAZORIA COUNTY, TEXAS** 

**EMPTOR ANGLETON, LLC** 9950 WESTPARK DR. #285 **HOUSTON, TEXAS 77063** 

ENGINEER/SURVEYOR: COSTELLO, INC. 2107 CITYWEST BLVD., 3RD FLOOR **HOUSTON, TEXAS 77042** TBPE FIRM REGISTRATION NO. 280 **TBPLS FIRM REGISTRATION NO. 100486** 





JULY 05, 2023

PAGE: 2 OF 2

MTA-56002

TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING AND ZONING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE

PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION REGULATIONS IN EFFECT AT THE

NOR ANY OF ITS OFFICERS OR DIRECTORS OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY,

CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.